



RECEIVED TOWN CLERK
GRAFTON, MA
2015 AUG 27 AM 9 07

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD

GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1100 • FAX (508) 839-4602
www.grafton-ma.gov

**BOARD OF SELECTMEN
MEETING MINUTES**

August 4, 2015
Municipal Center, Conference Room A
7:00 p.m.

A regular meeting was called to order at 7:00 PM. Attendees: Craig Dauphinais, Bruce Spinney, Dennis Flynn, Brook Padgett, Tim McInerney, Doug Willardson and Laura St. John-Dupuis. Absent: Jennifer Thomas

GURR – Jon Delli Priscoilli- to discuss 8 Upton Street and Super Park

Mr. Delli-Priscoilli addressed the board to discuss his May 2015 letter regarding the GURR and 8 Upton Street, Super Park.

Mr. Delli-Priscoilli stated he has plans for the 6 or 7 acres he has to build two storage tracks and a small parking lot and use it as an intermediate spot. He also stated that he is interested in what the Town has for plans and would like to get a copy of the Superpark plans.

Mr. McInerney explained where the super park may go and that the Town is looking at drainage and soil conditions and maybe swapping out some wetlands. Also, that the Town is trying to design the park to go where it will fit best. The Town is waiting for information from the Engineer as to where the park should go. Mr. Willardson showed a conceptual plan. Mr. McInerney stated that everything can change depending upon the engineer plans.

Mr. Dauphinais explained that the Superpark project has been going on for a long time and that the Board feels this would be a good location to have it, the spot was available and the Town bought the property several years ago. One of the two articles for Superpark did not pass at fall Town Meeting. We are now regrouping for the next Town Meeting.

Mr. Dauphinais asked Mr. Delli-Priscoilli if he thinks the railroad will continue to use the area as a staging area. Mr. Delli-Priscoilli stated yes, due to the increased train traffic in Milford, Hopedale and Upton. Mr. Delli-Priscoilli further state that this is essentially a small staging area and that the railroad was awarded the States Chapter 130 grade crossings and that GURR would like to make it a fully automated triple crossing. Upton was very agreeable with working with the state in getting four crossings. Mr. Delli-

Priscolli further stated that the railroad is responsible for what is inside the rails. Municipalities are responsible for the yellow pre-warning circle signs. With Chapter 130 the entire thing will be rebuilt and again encourages Town leadership to reach out to their state delegation. Possibly get for next year or possibly this year.

Mr. Spinney asked if the two spurs the GURR have are for storing rail cars Mr. Delli-Priscoli stated not for long term as they are moving constantly and it depends on what cars are there. They are primarily carrying sheet rock and wood Pellets.

Mr. Flynn asked Mr. Delli-Priscoli who is the contact person at Mass DOT to find out about the tracks and crossing. Mr. Delli-Priscoli stated that his contacts at Mass DOT are Guy Bresnahan and Jody Rae. He recommends our senator and State Representative give a call to the DOT.

Mr. McInerney asked if there are any structures to be built. Mr. Delli Priscolli stated no.

Appointments

Mr. Padgett made a motion to appoint Cooper Cerulo to the EDC, Mr. Spinney seconded. All were in favor.

Mr. Padgett made a motion to appoint Tim McInerney as delegate to CMRPC and Craig Dauphinais as alternate to CMRPC. Mr. Spinney seconded, all were in favor.

Mr. Padgett made a motion to appoint Patricia Myers to the Information Technology Committee, Mr. Spinney seconded, and all were in favor.

Mr. Flynn made a motion to sign IMA with Central Mass Regional Stormwater Coalition Mr. Padgett seconded. All were in favor.

New Business

Mr. Spinney made a motion to sign and award contract to Integrated Solutions Group for Cable Studio AV Equipment Upgrade in Fin Com Room. Mr. Padgett seconded. All were in favor.

Mr. Flynn made a motion to sign and Award Contract to Page Contracting, Inc. for South Grafton Community House Roof Repairs. Mr. Padgett seconded. All were in favor.

Mr. Spinney made a motion for the Chairman to sign Commissioning Agreement with Moriarty and Associates. Mr. Padgett seconded. All were in favor.

Selectmen's Report

Mr. Dauphinais stated that there is a letter from Donna Stock on the School Committee who will be stepping down. This will be posted next week to fill the remainder of her term, in September sometime.

The Town Administrator Provided the Following Information:

- Charter Review-Moderator has advertised for this and is anticipating 7 members to serve.
- Mr. McInerney attended a meeting with Sean Cronin of DOR. The governor has created a Community Compact with executive order. For every grant the Town puts in there are extra points for community's that are part of the compact. After the cabinet reviews them. The Governor will come out and acknowledge the Board and have a signing ceremony and help with grant opportunities.
- One Grafton Common- Mr. Willardson things are proceeding very well, 4th month no change orders. Mr. McInerney is still meeting weekly with tenants. Appletree did receive a grant from a private foundation and want us to modify agreement with Dixon Salo to do the additional exterior work and apple tree arts will pay for the design work and the construction.
- Gov budget not signed yet. There was \$62,777 allocated for Grafton for additional snow relief and a lot of flexibility how it can be spent. Once ratified that will be our share. Distributed through chapter 90 formula mechanism but there will be flexibility on how it can be distributed.
- Free Cash-will not be certified as timely, unless it is appropriated at Town Meeting
- Road Paving; Keith Hill, Ferry Maple and pleasant have had the top coat done. Brigham Hill will be before school begins.

Draft October Town Meeting Warrant

Mr. McInerney stated there are 45 articles in the draft and are not set in stone, just to be considered and does not want to wait until the last minute to discuss the warrant.

New things: Glossary to the back will be added, Page numbers, and a table of contents.

The Charter talks about the board considering any articles 45 days prior that puts us at Sept 7th.

Mr. Willardson takes the Board through all of the articles.

Mr. Flynn asks about article 42 and if there is a process. Mr. McInerney stated that is goes through the planning Board. Mr. Flynn asks who looks at drainage, Mr. McInerney stated our consultant.

Mr. Dauphinais asks what the wish is of the Board to put it on another agenda.

Boulevard –Discuss the possibility of making Boulevard a one way street.

Mr. Dauphinais stated that the back parking lot is a very small site and suggests making this a temporary one way during One Grafton Common construction. We can look at it long term after the construction and recommends from North Street to Worcester Street and right turn only.

Mr. Dauphinais said we need to make it so people drive on it as if it's a one way. Mr. McInerney stated we can reline it to make it a one way.

Mr. Flynn stated that if we get it down to one lane for construction purposes this can help during the construction. It is a safety issue.

Mr. Spinney made a motion to make Boulevard Avenue a one way in the westerly direction from North Street during construction at One Grafton Common. Mr. Padgett seconded. All were in favor.

LPG Fire Safety Consultant Update

Mr. McInerney stated that the selection committee is meeting two finalists tomorrow. Mr. Flynn asks if the RFP is on the website. Mr. Willardson said it was and believes we took it down.

Workshop Schedule 2nd Tuesday of the Month

September:	EDC and Planning Board
October:	Council on Aging and Board of Health
November:	Affordable Housing Trust and School Committee

Cable's Use of Old Police Station

Mr. Bob DeToma Cable Oversight Chairman addressed Board with an update and provided information. On 7/27 the applicants who applied with a request for qualification, attended the walk through a number of committee members were in attendance. The process has begun and will be some time before we hear back from the three of them. Further updates coming.

The Committee did not vote to pay the month to month rent, the vote was delayed because we would like the Board to know, that we are interested in a long term lease for the future. We were thinking of 10 years if the Board was agreeable and

assume we would continue the month to month \$1200.00 per month. If the Board is in agreement the Committee will move forward.

Mr. Padgett asked what charter/Verizon is paying for the other building. Mr. DeToma believes that they are paying \$22k.

Mr. McInerney stated that the Cable Oversight Committee wants to know that the Board is committed.

Mr. DeToma when they chose someone, they will need to spend money on plans and need to know the Board is looking to move forward.

Mr. Flynn who holds the lease at the current building? Mr. McInerney states Charter/Verizon has the lease. Now you are talking about having a lease, the Town.

Mr. DeToma, we need to contact Charter to make sure this is what they want to do. We need to discuss with Charter if they want to be involved. Mr. Flynn feels he is a little uncomfortable with "us" negotiating a lease with "us" and doesn't see us getting into this tonight. To talk about a 10 years lease with our self is a bit premature with looking at a lease with the cable company.

Mr. Dauphinais states you need a commitment from the board to take a payment temporarily to hold the building.

Mr. DeToma stated that Charter/Verizon is required to provide a studio to the Town.

Mr. Flynn we have an entity that is providing a service to the community and there is a percentage that comes back to the town as part as a lease. The agreement needs to be looked at before we set costs. If it's the town it's one thing but if it's going to be with charter. It muddies the water when dealing with a private entity.

Mr. Spinney if in the interim cable access is willing to give us a fee until they make their decision and then after that period we can make a lease agreement.

Mr. Dauphinais stated that the consensus of the Board is let cable do their due diligence and do the month to month. You will assume the monthly rent and utilities? Mr. DeToma says yes.

Mr. Flynn suggests that cable draft out the 10 year lease and what it would look like Mr. McInerney, yes but is not sure if it's a lease or an agreement, we are not clear on what this will be. Mr. Willardson stated it will depend upon if Charter will move with us.

MEETING MINUTES

Mr. Spinney made a motion to accept the 7/7/15 meeting minutes as presented. Mr. Padgett seconded. All were in favor.

EXECUTIVE SESSION

MGL Chapter 30A, Sec. 21(3)
Litigation Update
Litigation Strategy
Union Negotiations
Land Negotiation
Non Union Negotiations
Strategy for Negotiations
Minutes

ADJOURNMENT:

Mr. Spinney made a motion to adjourn at 8:50 PM. Mr. Flynn seconded. All were in favor.

For more information, this and other meetings can be viewed on Grafton Community Television. www.graftontv.org


Craig Dauphinais, Chairman


Laura St. John-Dupuis, Recording Secretary


Date Approved